

PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT

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DATE: May 25, 2000

TO: Orange County Zoning Administrator

FROM: Planning and Development Services Department/Current Planning Services Division

SUBJECT: Public Hearing on Planning Application PA00-0047 for Coastal Development Permit

PROPOSAL: The applicant requests to use a 30 feet x 90 feet (2,700 square feet) site designated SBT "Sunset Beach Tourist" District of the Sunset Beach Specific Plan as a boat display/storage area in conjunction with a yacht sales business located in the City of Huntington Beach.

LOCATION: 16401 25th Street, Sunset Beach. Second Supervisorial District

APPLICANT: Yorath Yachts, property owner
Karen Otis, agent

STAFF CONTACT: William V. Melton, Project Manager
Phone: (714) 834-2541 FAX: (714) 834-4652

SYNOPSIS: Current Planning Services Division determined that the proposed use is permitted in the SBT "Sunset Beach Tourist" District Sunset Beach Specific Plan and recommends Zoning Administrator approval of PA00-0047 for Coastal Development Permit subject to the attached Findings and Conditions of Approval.

BACKGROUND:

The subject site is a corner lot located westerly of Pacific Coast Highway and northerly of 25th Street. The site is level and vacant. In addition to the boat display/storage area, limited site improvements are proposed, including the installation of 3-feet high perimeter fencing with access gates, three palm trees for landscaping, two on-site parking spaces (accessed from the alley on the north side of the property), security lighting and a 15 feet high doubled sided pole sign with 90 square feet of sign area (each sign face). The site will be paved. The applicant through his business located east of the site across Pacific Coast Highway in the City of Huntington Beach will use the site to display boats for sale.

CEQA COMPLIANCE:

The proposed project is Categorically Exempt (Class 3, construction of limited numbers of new small structures or facilities) from the requirements of CEQA. Appendix A contains the required CEQA Finding.

SURROUNDING LAND USE: (assumes Pacific Coast Highway run north/south)

Direction	Land Use Designation	Existing Land Use
Project Site	SBT “Sunset Beach Tourist”	Vacant
North	SBT “Sunset Beach Tourist”	Commercial
South	SBT “Sunset Beach Tourist”	Commercial
West	SBR “Sunset Beach Residential”	Residential
East	City of Huntington Beach	Commercial center

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

A Notice of Hearing was mailed to each property owner of record within 300 feet of the subject site, the LCP Board of Review and the California Coastal Commission. Coastal Development regulations also require mailing of the notice to the resident of a house within 100 feet of the subject site. However, the Post Office in Sunset Beach does not deliver mail directly to the homes. All U.S. Postal Service delivery is through post office boxes at the Sunset Beach Post Office. To satisfy Coastal Development requirements, a Notice of Hearing was posted at the Sunset Beach Post Office. Additionally, a Notice of Hearing was posted at the site as well as the Osborn Building. A copy of the planning application along with a copy of the proposed site plan were distributed for review and comment to two County divisions and the Sunset Beach LCP Review Board and the California Department of Transportation.

As of the writing of this staff report, no comments raising issues with the project have been received from other County divisions by staff. The California Department of Transportation commented that provided the proposal did not take access or propose any improvements to Pacific Coast Highway, they had no comment. The Sunset Beach LCP Review Board’s scheduled meeting date for this proposal was May 16, 2000. That meeting date was rescheduled to May 23, 2000. Because this date is after the distribution of this report, staff is not able to present the results of that meeting. Staff should be able to present the recommendations of the Sunset Beach LCP Review Board at the May 25, 2000 hearing.

DISCUSSION/ANALYSIS:

The Sunset Beach Specific Plan does not specifically state that the proposed use is a “Principal Permit Use” in the SBT District. Staff, however, has determined that the proposed display/storage use falls under the broad category of “*Other retail and services business associated with the needs of tourists, visitors, and the local community*”. As such, the Zoning Administrator may review a Coastal Development for the proposed use of the site.

It is staff understanding from the applicant that the site will not be used for the direct sales of the boats on site. The applicant maintains a business office for sales of boat and yachts across Pacific Coast Highway

in the City of Huntington Beach. According to the applicant, the Huntington Beach site is too small to adequately display and store the number of boats needed. The applicant proposes to use this site in conjunction with the Huntington Beach site. Clients will be walked or driven to the subject site to show the boats.

Two parking spaces are provided to be used by clients and staff who visit the site. The parking spaces will be located inside the fenced area. The cars enter the site in a forward direction and exit the site by backing into the ally. The parking spaces do not meet County parking standards (cars must enter and exit a site in a forward direction) but are common for Sunset Beach commercial lots that have alley access. The Coastal Development Permit includes an off-street parking modification to permit cars to back into the alley. Staff does not expect any traffic issues since visitors to the site will either be boat sales staff or their escorted clients.

The only surrounding land use that may be impacted by the proposed use is the residential use adjoining the site to the west. To help mitigate potential impacts of this proposal on the adjacent residential use, staff is recommending the following conditions of approval:

- The site is limited to one (1) pole sign in accordance with the sign regulations of the Sunset Beach Specific Plan. No part of the pole sign shall project into the public right-of-way. The sign copy shall be limited to: company name and logo, business address and telephone number. The sign shall be non-illuminated.
- The site lighting shall be limited to security lighting only. All security lighting shall be directed away from the adjoining residential property. Prior to issuance of a certificate of land use, the applicant shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Manager, Building Permit Services.
- The site shall be operated as a display and storage for boats with the following conditions:
 1. The site shall be used only for the display and storage of boats, including trailers if used.
 2. Running of motors and engines is prohibited.
 3. Boats shall be placed on site or removed from the site only during normal business hours.
 4. Drip pans shall be placed under the boats to collect any spills from oil, gas and other fluids.
 5. Oil, gas and other fluids shall be cleaned up prior to the boats being washed.

As noted, the Sunset Beach LCP Review Board has not conducted a meeting on this proposal. Staff should be able to present the Review Board's recommendation to the Zoning Administrator on May 25, 2000. Any additional conditions that the Review Board wishes to be considered by the Zoning Administrator will be presented at that time. Subject to any additional comments from the Review Board, staff submits a recommendation as follows.

RECOMMENDED ACTION:

Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff report and public testimony as appropriate; and,
- b. Approve Planning Application PA00-0047 for Coastal Development Permit subject to the attached Findings and Conditions of Approval.

Respectfully submitted

C. M. Shoemaker, Chief
CPSD/Site Planning Section

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APPENDICES:

- A. Recommended Findings
- B. Recommended Conditions of Approval

EXHIBITS:

1. Applicant's Letter of Explanation
2. Site Plans with site photos

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.